



Flat 39, Garden House Court, 142 Sandgate Road

Offers in Region of £200,000

Skippers

Flat 39

Garden House Court, Folkestone

Chain-free two-bed retirement apartment with balcony, modern kitchen, residents' lounge, and garden in central location near shops and transport. Comfort, security, and convenience throughout.

- Offers in Region of £200,000
- Second Floor Retirement Apartment
- Two Bedrooms
- Chain Free Sale
- Small Balcony With Garden Views
- Central Location
- Residence Lounge & Garden Area
- Retirement Living Dream





Offered in the region of £200,000, this beautifully presented second floor retirement apartment provides an exceptional opportunity for those seeking comfort, security, and convenience in later life. The property is available chain free, ensuring a smooth and straightforward purchase process. Designed with both style and practicality in mind, the apartment features two well-proportioned bedrooms, a spacious living area, and a modern kitchen with integrated appliances (perfect for relaxed every-day living). The elegant shower room is fitted with a large shower, while ample storage solutions are thoughtfully incorporated throughout. Residents benefit from exclusive access to a welcoming residents' lounge, ideal for socialising and enjoying a sense of community, as well as a dedicated garden area for peaceful relaxation. The apartment's small balcony offers delightful garden views, providing a tranquil little space within the comfort of your own home. Situated in a highly sought-after central location, this property places you within easy reach of local amenities, shops, and transport links, ensuring everything you need is close at hand. Tailored for retirement living, this apartment combines independence with support, offering a truly premium lifestyle for discerning buyers looking to enjoy their next chapter in comfort and style.

Communal Entrance

The communal entrance to the retirement block offers a warm and welcoming first impression, designed to encourage both comfort and social interaction. From the entrance hall, residents are drawn into a friendly communal lounge area, thoughtfully arranged as a relaxing space to meet neighbours or enjoy quiet moments. This area benefits from adjoining kitchen facilities and a convenient coffee station, making it ideal for informal gatherings and everyday use. Doors from the communal space lead directly out to the garden area, providing easy access to outdoor seating and green surroundings. Off the main communal hall is the house manager's office, offering reassurance and on-site support, along with a well-equipped laundry room featuring multiple washing machines and dryers for residents' convenience.

Entrance Hall

13' 7" x 9' 3" (4.15m x 2.81m)

The spacious hallway is enhanced by a UPVC double-glazed window to the side of the property, creating a bright and welcoming space. It features carpeted flooring, coving, and an electric night storage heater. There are two large storage cupboards, including one that contains the hot water tank. Doors lead to:

Lounge/Diner

22' 11" x 10' 11" (6.99m x 3.32m)

UPVC double-glazed balcony doors provide access to a small balcony located at the rear of the property, allowing for natural light and an outlook over the surrounding area. The room benefits from carpeted floor coverings, decorative coving, two electric night storage heaters, and a feature electric fireplace, creating a comfortable and welcoming living space.



Kitchen

7' 8" x 7' 0" (2.33m x 2.13m)

The kitchen benefits from a UPVC double-glazed window overlooking the rear gardens, providing a pleasant outlook and natural light. It is well fitted with a range of matching wall and base units, complemented by an integrated fridge and freezer. Additional features include an electric fan oven with hob and extractor fan, durable vinyl flooring, part-tiled walls for ease of maintenance, and an electric wall-mounted heater.

Bedroom

20' 6" x 9' 10" (6.24m x 3.00m)

This well-proportioned dual-aspect room benefits from uPVC double-glazed windows to both the side and rear elevations, allowing plenty of natural light throughout the day. The room is finished with carpeted floor coverings and decorative coving, creating a comfortable and inviting atmosphere. There are two built-in wardrobes providing ample storage, along with a built-in dressing table and drawers. Additional features include an electric storage heater.

Bedroom/ Dining

18' 5" x 9' 4" (5.62m x 2.85m)

Currently used as a dining area, bedroom, and home office, this flexible and welcoming room is officially the property's second bedroom and can easily be adapted to suit a variety of needs. A UPVC double-glazed window to the rear allows in plenty of natural light, while carpeted floor coverings and decorative coving add to the comfortable feel of the space. The room also benefits from an electric wall-mounted storage heater, making it a cosy and practical room for everyday use.



GARDEN

The communal garden, accessible directly from the residents' lounge, provides a peaceful and inviting space to enjoy some fresh air. It's an ideal spot to relax, take in the surroundings, or have a friendly chat with neighbours. Whether enjoying a quiet moment with a cup of tea or socialising with friends, the garden adds a lovely outdoor retreat to the community atmosphere of the development.

OFF STREET

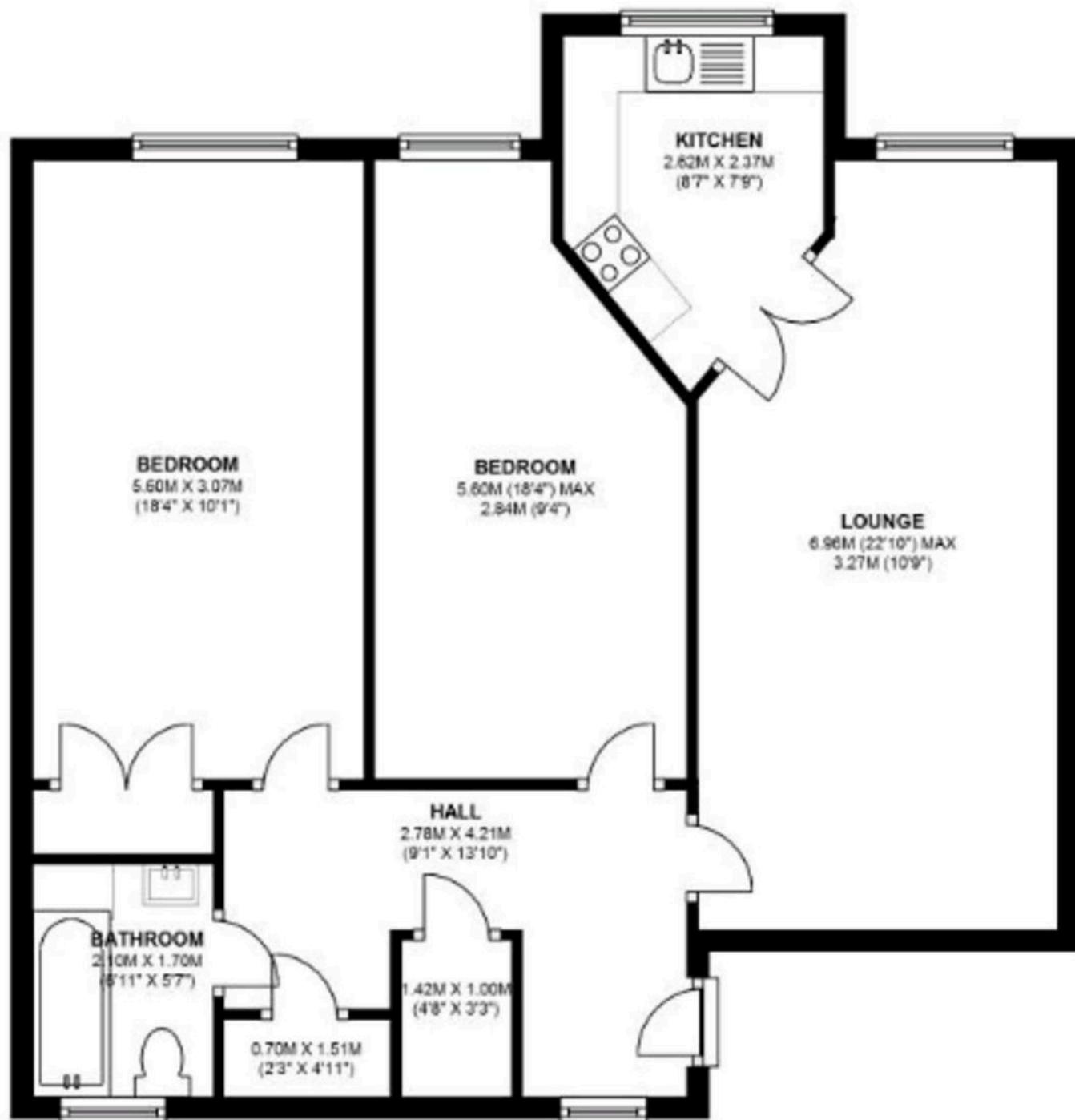
1 Parking Space

Parking is available on a first come first serve basis.











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